

Fair Lawn Historic Preservation Commission (FLHPC) Meeting Minutes for July 9, 2014

- 1) 7:30 PM Call to Order
- 2) Confirmation of Notice to Comply With Open Public Meeting Act
- 3) Roll Call
Felice Koplik – present
Amy Hummerstone – present
Ray Richter – present
Maureen Moriarty – present
Rich Ball – present
Jayshree Patel – absent
Jasvinder Arjani – present
Michael Rosenberg – present
- 4) Quorum Declared
- 5) Members of the Public Jay Morgenstern, Larry Koplik, Claude Bienstock and Marc Colyer from Fair Lawn and H Gelfand, from Virginia were welcomed to the meeting.
- 6) The commission reviewed the discussions on the application of Barrister development at the June zoning board meeting.
- 7) The commission discussed approaches to raising concerns on the Barrister application at the zoning board meetings. Members agreed that questions from the commission should focus on history, the impact of the right of way on the Naugle House and correcting misinformation.
- 8) The commission discussed possible uses for the Vanderbeck site and their impacts on the historic fabric of the site. These include the current assisted living plan and the possibility of alternative plans for town houses or single family housing.
- 9) The commission agreed to review the official steps required from Green Acres for the movement of the Vanderbeck House to the Naugle site. This will be done in case the application is approved and quick action to move the house is required.
- 10) The latest information on the grant for the historic sites brochure was reviewed. Additional quotes are required for the designer and printer. Work must be completed by September 30. Due to the additional requirements and limited time the commissioners agreed unanimously that this effort should be postponed for another time.
- 11) The borough manager is due to present the funding request for Naugle House stabilization work at the July 15 council work session. Commissioners were asked to

attend to support the request.

12) The October Program night to be held on October 8 was discussed. An idea was presented to ask Columbia Bank to discuss banking and development in Fair Lawn. Additionally Kuiken lumber is an additional contact that could possibly perform a presentation. Ray agreed to contact Columbia Bank to determine the feasibility of a Columbia Bank presentation.

13) Minutes were approved for the March 19, 2014 and the May 14, 2014 meetings.

14) Public Comments

Larry Koplik provided background on the hearing process for the Zoning board. He discussed the rules that the hearings follow and how they are used to discover detriments from the development. Examples are parking coverage, sight lines, grading and impact on the Naugle site. Once detriments from the development are discovered in the hearings, the board works to determine mitigation strategy.

Jay Morgenstern expressed concern that the traffic study was conducted at the wrong times because work shifts are different than the 7am and 3pm times of the study. He also expressed concern that a common problem at assisted living facilities is not enough parking. Additionally he is concerned that if the house was to be moved on to the front of the Vanderbeck property site that it could be destroyed if the property were ever sold.

Claude Bienstock feels that the project plan for the site does not fit into the character of the location and does not see how the zoning board can approve the plan.

Marc Colyer suggested that a Naugle House steering committee be formed with members of the public and commission to help speed the timing of the Naugle House renovations. He expressed concerns on the impact of the Vanderbeck site development on the Naugle property and that an impact study on water runoff and the right of way impact had not been conducted. Additionally he advised the commission to take a stronger stance on the Vandebeck site development plan and to fight harder for saving the Vanderbeck house.

Jasvinder moved to adjourn and Ray seconded the motion. The motion passed.

The meeting adjourned at 9:30 PM.

Respectfully Submitted,
Rich Ball